

Cromwell Road, Walthamstow, London, E17

Offers In Excess Of £925,000

FOR SALE

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Freehold

- 4 Bedroom Victorian terraced house
- Open plan Kitchen/diner
- Ground floor wc & first floor bathroom
- Loft conversion with ensuite
- Double glazing & gas central heating
- Walthamstow Village location
- Walthamstow Central tube station: 0.7 mile
- Council tax band: C
- Rear garden: Approx 30ft
- Internal: 1347 sq ft (125.2 sq m)

An exciting family home designed for comfort and entertaining, where the Victorian character sits beautifully with a contemporary design.

Bags of kerb appeal leads you to the front door and does not disappoint, once inside.

The lounge with high ceilings and bay windows can either be open to or separated from the dining room with folding doors, making it easy for family members to use the same space for different activities.

The kitchen-diner brings the contemporary side of the home's character out, the kitchen is modern and comfortable, and drenched in natural light from the large overhead windows. A kitchen island provides an easy spot for breakfast or a cosy supper along with extra workspace.

It's a great entertaining space that opens up through bi-folding doors to a lush private garden with raised beds and decked dining area, complete with awning.

Upstairs the bedrooms are serene spaces, the master with fitted wardrobes and original fireplace, and the good sized family bathroom has a separate shower.

The loft conversion provides a fantastic home working space with room to relax or game; along with endless options for what you could use the space for. There's also an ensuite with walk-in shower

Cromwell Road is a peaceful residential street with a fantastic community spirit in the heart of Walthamstow village: a cultural hub renowned for its local shops such as the award-winning Spar and local restaurants including Eat 17, Orford Tapas and Froth and Rind; gastro pubs such as the Castle and local breweries and more at the popular Ravenswood Estate.

There're 5 schools rated Outstanding by Ofsted within walking distance, and it's less than a mile to the expansive natural green space of Epping Forest and Hollow Pond. Walthamstow Central and Wood Street stations are both within a 10 minute walk with Victorian line tube and Overground trains into Liverpool Street.

Step inside a beautifully designed family home in the heart of Walthamstow Village.

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DIMENSIONS

Entrance

Via front door leading into:

Entrance Hallway

Staircase leading to first floor.

Reception Room

12'5 x 12'4 (3.78m x 3.76m)

Open to:

Dining Room

11'0 x 10'4 (3.35m x 3.15m)

Open to reception room & kitchen.

Kitchen

16'0 x 12'0 (4.88m x 3.66m)

Open to dining room. Sliding patio doors leading to rear garden.

First Floor Landing

Staircase leading to second floor. Door to all first floor rooms.

Bedroom One

16'0 x 11'0 (4.88m x 3.35m)

Bedroom Two

11'0 x 10'0 (3.35m x 3.05m)

First Floor Bathroom

11'2 x 8'0 (3.40m x 2.44m)

Laundry Room

Second Floor Landing (Loft)

Door to bedroom three & bedroom four.

Bedroom Three

17'0 x 12'0 (5.18m x 3.66m)

Door to:

Ensuite

Bedroom Four

11'7 x 8'0 (3.53m x 2.44m)

Rear Garden

approx 30' (approx 9.14m)

Additional Information:

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

EPC rating: D (62)

Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

FLOORPLAN

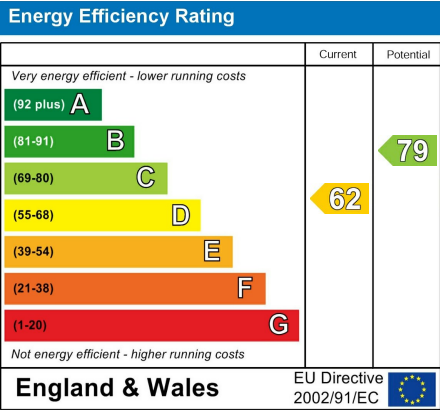


TOTAL FLOOR AREA: 1347 sq.ft. (125.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC RATING



LOCATION

